

Sweetwater Community
Planning Group Minutes
Meeting November 4, 2008

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San Diego County
DEPT. OF PLANNING & LAND USE

Item 1: Meeting called to order by Co-chair Harriet Taylor at 7:00 PM at Bonita-Sunnyside Fire Station.

Members present Sheri Todus, John Taylor, Harriet Taylor, Rick Blacklock, Liz Stonehouse, Steve Stonehouse, Georjean and Don Jensen, Gretchen Burkey, Alan Sachrisan, Muriel Watson, James Stokos, and Mark Kukuchek .

Excused: Uwe Werner

Item 1: Minutes: Harriet read the minutes. Motion to approve as read: Blacklock. Seconded Stokos. Unanimous

Item 2: Opportunity for public to speak to Planning Group about subjects not on agenda. No action can be taken.

Liz asked that all Planning Group members please give her their mailing addresses so she can turn them over to the County. DPLU will be sending out the 20/20 General Plan. She plans to get a hard copy as well as a copy on disk for anyone who wants one.

Don Scovil asked about abandoned houses in the valley. There seems to be a growing number of them: they could become a hazard because of mosquitoes which spread the West Nile Virus and lack of fencing around the sites as well as the pools. Is there anything the Planning Commission can do about this? Does the request have to go to the mortgage holder?

Planning Group agreed to put this question on the agenda next month.

Michael De La Rosa from Supervisor Cox's office was not available for comment.

Item 3: P78-016W6-Bonita Valley community Church 4744 Bonita Rd. Review proposed 32,745 sq.ft. new sanctuary and support building. Possible action item.

Bill Rindone, architect and Jeff Brawner Pastor were the presenters. It seems the church has been the same size since the 1970's while the congregation has swelled to 2000.

The new building will be at the front of the grounds along an established road, with a six foot wall to contain noise. There will be new tree planting. The vacant lot next to the church grounds to the west will remain vacant.

There will remain a fifteen foot no build perimeter, and the streets will not change. At this time there will be no classrooms. There is plenty of room to turn a fire truck.

There will be no food preparation. The air conditioning units are within the acceptable range, and will be surrounded by privacy fencing. The outside painting will be within the area design standards.

Planning Group requests that Bonita Valley Community Church returns to address the following issues:

Square footage question needs to be sorted out.

Noise from equipment needs to be mitigated

Low-key security lighting in parking lot needs to be addressed

Trees are needed to soften view

Something needs to be done about the flood plane and the grade.

Leed accredited green building needs to be addressed

AC needs to be put in cabinets.

Item 4 San Deigo Fil-Am SDA Church @ 3602 Bonita Road. Bonita Thomas Brothers 1310-F4. Review Project site review, architect attendings. Action item.

Architects- Jeff Moore and Josh Felix

The design of the main building of the Fil-Am Church has been modified to allow for the height discrepancy. The parking has been moved to allow only an eight foot alley to access the school.

The Church has agreed to work with the employees of the school to solve the situation.

The Church has agreed to landscaping along the walkway adjacent to the building. Planning Group suggested that drought tolerant plants be used.

There will be ninety parking spaces in the new lot plus landscaping. There are no windows on the west side of the building.

Planning Group is in agreement with the parties trying to work things out between themselves. That perhaps the demolition of the sanctuary and basic earth moving could occur in the summer months when the school is not in session.

Motion: That Planning Group give conceptual approval based on presentation with a final approval to come later.

Motion made by Georjean and seconded by John Taylor.
Unanimously accepted.

Item 5: County Tree Removal Proposal. Action item.

There were several pictures of trees the County wanted removed from the area. Most of them were encroaching on sidewalks or roadways. After a discussion, the motion to allow the County to remove these trees was made by Sheri and seconded by Steve

Accepted. Mark and Harriet opposed.

Announcements: There are now two designations for 'granny flats'. One is called accessory living quarters, the other is called guest living quarters. More to follow.

Motion to adjourn, Rick seconded by Alan

Meeting adjourned 8:30 pm

Respectfully submitted by;

Liz Stonehouse, Secretary

NEXT MEETING DECEMBER 2,2008